COUNTY COUNCIL

OF

TALBOT COUNTY

2026 Legislative Session, Legislative Day No.: September 8, 2026

Resolution No.: 398 * AS AMENDED*

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Lesher, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP TWENTY-ONE PARCELS OF REAL PROPERTY, ALL OF WHICH ARE LOCATED ON GOOSE NECK ROAD, ROYAL OAK, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1) 25869 GOOSE NECK ROAD, SHOWN ON TAX MAP 46 AS PARCEL 84; 2) 25883 GOOSE NECK ROAD, SHOWN ON TAX MAP 46 AS PARCEL 23; 3) 25911 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 67; 4) 25927 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 92; 5) 25977 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 4; 6) 25989 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 8; 7) 26009 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 74; 8) 26041 GOOSE NECK ROAD AND 26043 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 61; 9) 26079 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 9; 10) 25882 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 65, LOT 2; 11) 25900 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 65; 12) 25910 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 79; 13) 25932 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 66; 14) 25934 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 120, LOT 1; 15) 25968 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 54, LOT 2; 16) 25972 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 63; 17) 26020 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 7; 18) 26040 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 59; 19) 26048 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 1; 20) 26107 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 10; AND 21) 26090 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 57, FROM UNPROGRAMMED TO "S-1" IMMEDIATE PRIORITY STATUS

By the Council: September 8, 2026

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 13, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: Susan W. Moran

Susan W. Moran, Secretary

KEY

Boldface.....Heading or defined term

Double Underlining.....Added to Resolution by amendment

~~Double Strikethrough~~.....Deleted from Resolution by amendment

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP TWENTY-ONE PARCELS OF REAL PROPERTY, ALL OF WHICH ARE LOCATED ON GOOSE NECK ROAD, ROYAL OAK, MARYLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1) 25869 GOOSE NECK ROAD, SHOWN ON TAX MAP 46 AS PARCEL 84; 2) 25883 GOOSE NECK ROAD, SHOWN ON TAX MAP 46 AS PARCEL 23; 3) 25911 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 67; 4) 25927 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 92; 5) 25977 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 4; 6) 25989 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 8; 7) 26009 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 74; 8) 26041 GOOSE NECK ROAD AND 26043 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 61; 9) 26079 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 9; 10) 25882 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 65, LOT 2; 11) 25900 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 65; 12) 25910 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 79; 13) 25932 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 66; 14) 25934 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 120, LOT 1; 15) 25968 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 54, LOT 2; 16) 25972 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 63; 17) 26020 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 7; 18) 26040 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 59; 19) 26048 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 1; 20) 26107 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 10; AND 21) 26090 GOOSE NECK ROAD, SHOWN ON TAX MAP 47 AS PARCEL 57, FROM UNPROGRAMMED TO "S-1" IMMEDIATE PRIORITY STATUS

WHEREAS, on October 22, 2002, the County Council of Talbot County (the "County Council") adopted Resolution No. 100, which updated the Talbot County Comprehensive Water and Sewer Plan (the "CWSP") through the 2002 Report of the Review; and

WHEREAS, the Maryland Department of the Environment ("MDE") approved Resolution No. 100 on February 20, 2003; and

WHEREAS, Frank T. Mickey and Anne E. Mickey, Trustees of The Frank T. Mickey Revocable Trust Under Declaration dated December 13, 2023, and Frank T. Mickey and Anne E. Mickey, Trustees of the Anne E. Mickey Revocable Trust Under Declaration dated December 13,

2023, are the owners of certain real property located at 25869 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 46 as Parcel 84, which consists of 2.0± acres and is improved with a 4,091-square foot single family dwelling; and

WHEREAS, Leif G. Lundkvist and Barbara Lundkvist are the owners of certain real property located at 25883 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 46 as Parcel 23, which consists of 2.647± acres and is improved with a 4,922-square foot single family dwelling; and

WHEREAS, Julia T. Susman, Trustee of the Julia T. Susman Management Trust Under Declaration dated March 7, 2019, is the owner of certain real property located at 25911 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 67, which consists of 2.6± acres and is improved with a 4,069-square foot single family dwelling; and

WHEREAS, Barry E. Kabalkin and Rochelle M. Gunner are the owners of certain real property located at 25927 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 92, which consists of 3.1± acres and is improved with a 7,533-square foot single-family dwelling; and

WHEREAS, Yaissle Family Limited Partnership is the owner of certain real property located at 25977 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 4, which consists of 2.942± acres and is improved with a 3,690-square foot single-family dwelling; and

WHEREAS, Yaissle Family Limited Partnership is the owner of certain real property located at 25989 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 8, which consists of 2.0± acres and is improved with a 2,146-square foot single-family dwelling; and

WHEREAS, Pauline P. Cox, Trustee of the Pauline P. Cox Revocable Trust Under Declaration dated January 20, 2015, is the owner of certain real property located at 26009 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 74, which consists of 3.5± acres and is improved with an 854-square foot single-family dwelling; and

WHEREAS, Andrew S. Geffken is the owner of certain real property located at 26041 and 26043 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 61, which consists of 4.21± acres and is improved with ~~a 2,808-square foot~~ two single-family dwellings (the "Geffken Property"); and

WHEREAS, James P. Harris and Pamela P. Harris, Trustees of the Jim and Pam Revocable Trust U/T/A dated May 20, 2019, are the owners of certain real property located at 26079 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 9, which consists of 6.3± acres and is improved with a 10,773-square foot single-family dwelling; and

WHEREAS, Caroline L. Harris and Ethan D. Harris are the owners of certain real property located at 25882 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 65, Lot 2, which consists of 2.95± acres and is improved with a 3,051-square foot single-family dwelling; and

WHEREAS, John H. Bremermann III and Tamra R. Bremermann are the owners of certain real property located at 25900 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 65, which consists of 2.92± acres and is improved with a 2,861-square foot single-family dwelling; and

WHEREAS, Ray A. Cooper and Robinette A. Cooper are the owners of certain real property located at 25910 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 79, which consists of 2.268± acres and is improved with a 3,599-square foot single-family dwelling; and

WHEREAS, William H. Burchette and Sue Ann Burchette are the owners of certain real property located at 25932 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 66, which consists of 2.352± acres and is improved with a 4,694-square foot single-family dwelling; and

WHEREAS, Sadava Shore House LLC is the owner of certain real property located at 25934 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 120, Lot 1, which consists of 2.865± acres and is improved with a 3,739-square foot single-family dwelling; and

WHEREAS, Mitchell W. Kiffe and Donna L. Kiffe, Co-Trustees of the Mitchell W. Kiffe Trust, dated March 9, 2018, and Mitchell W. Kiffe and Donna L. Kiffe Co-Trustees of the Donna L. Kiffe Trust, dated March 9, 2018, are the owners of certain real property located at 25968 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 54, Lot 2, which consists of 2.669± acres and is improved with a 6,593-square foot single-family dwelling; and

WHEREAS, Bruce Eppard and Ellen Eppard are the owners of certain real property located at 25972 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as 63, which consists of 2.27± acres and is improved with a 2,228-square foot single-family dwelling; and

WHEREAS, Harry W. Grauel Jr. is the owner of certain real property located at 26020 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 7, which consists of 4.66± acres and is improved with a 3,624-square foot single-family dwelling; and

WHEREAS, 26040 Goose Neck Road, LLC is the owner of certain real property located at 26040 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 59, which consists of 2.08± acres and is improved with a 7,252-square foot single-family dwelling; and

WHEREAS, Dagmar Dunn Pickens, a/k/a Dagmar Dunn Pickens Gipe, is the owner of certain real property located at 26048 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 1, which consists of 2.51± acres and is improved with a 6,399-square foot single-family dwelling; and

WHEREAS, Harry D. Harp and Kelly E. Harp are the owners of certain real property located at 26107 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 10, which consists of 3.82± acres and is improved with a 6,312-square foot single-family dwelling; and

WHEREAS, Harry D. Harp and Kelly E. Harp are the owners of certain real property located at 26090 Goose Neck Road, Royal Oak, Maryland, shown on Tax Map 47 as Parcel 57, which consists of 1.98± acres and is improved with a 1,728-square foot single-family dwelling; and

WHEREAS, the foregoing property owners are collectively referred to herein as the "Owners" and sometimes individually referred to as an "Owner"; and

WHEREAS, the foregoing properties are collectively referred to herein as the "Properties" and sometimes individually referred to as a "Property"; and

WHEREAS, each of the Owners has submitted an Application for an Amendment to the CWSP for Change of Priority Status to change the sewer classification of their respective Property from "Unprogrammed" to "S-1" Immediate Priority Status; and

WHEREAS, the County Engineer has evaluated and confirmed the feasibility of extending public sewer to the Properties and requested that the Talbot County Office of Law prepare this amendment to the CWSP to facilitate extension of public sewer thereto; and

WHEREAS, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), the proposed CWSP amendment set forth herein has been submitted to the Talbot County Planning Commission (the "Planning Commission"), as well as the Talbot County Public Works Advisory Board, for review for consistency with planning programs for the area; and

WHEREAS, on October 7, 2026, the Planning Commission certified that the proposed CWSP amendment set forth herein is consistent with the Comprehensive Plan as required by Md. Code Ann., Envir. § 9-506(a)(1)(ii).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that the Talbot County Comprehensive Water and Sewer Plan shall be and is hereby amended as follows:

SECTION ONE: The above recitals are hereby incorporated as if fully set forth herein.

SECTION TWO: Subject to the terms and conditions herein, the CWSP is amended to reclassify and remap the Properties from "Unprogrammed" to "S-1" Immediate Priority Status, as shown on the map attached hereto as Exhibit A and incorporated herein by reference as if fully set forth.

SECTION THREE: Sewer service for the Properties shall be from the Region II Wastewater Treatment Plant. The proposed sewer extension shall be designed and constructed in accordance with the current Region II Service Policy and design guidelines.

SECTION FOUR: The Properties, with the exception of the Geffken Property, are hereby each granted an allocation of one (1) equivalent single-family dwelling ("EDU") of sewer capacity. The Geffken Property is hereby granted an allocation of two (2) EDUs of sewer capacity, one (1) for each single-family dwelling thereupon. The peak flow allocation to each Property shall be limited to two hundred fifty (250) gallons per day per EDU.

SECTION FIVE: Connection to the force main shall not be used to accommodate further subdivision of any of the Properties as existing when this Resolution is adopted without further amendment of the CWSP duly approved by the County Council.

SECTION SIX: Each of the Owners shall be responsible for contracting and paying for all required permits, easements, construction work, and all benefit and connection charges for their respective Property in accordance with a Public Works Agreement ("PWA") approved by the County. The PWA for each Property shall run with and bind the Property served and shall be filed among the Land Records of Talbot County, Maryland within sixty (60) days from the date of approval of the building permit.

SECTION SEVEN: Each of the Owners shall be responsible for paying a connection fee as defined for the Region II Wastewater System before commencing construction to connect their respective Property to the force main. Such connections shall be subject to periodic charges, tariffs, and policies as may be adopted from time to time.

SECTION EIGHT: Each of the Owners shall be solely responsible for all costs incurred for design, engineering, construction, inspection, and testing that may be reasonably required, as determined by the County Engineer, to connect their respective Property to the force main, including, without limitation, any material, pumps, saddles, or other equipment, and for all costs incurred for ongoing maintenance and repair.

SECTION NINE: No water or sewer service shall be available to any area beyond the existing Properties to be served. No other properties, lots, or parcels, including any future reconfiguration or recombination of any of the Properties, shall be entitled to service or capacity, unless and until the CWSP is amended to permit such service.

SECTION TEN: The design shall be consistent with the design standards for similar projects in the Region II Service Area, shall be subject to review and approval by the County Engineer, and shall include design features, components, and materials as the County Engineer or their designee may reasonably require, including the ability to isolate the connection.

SECTION ELEVEN: Each of the Owners shall be solely responsible for all remediation, mitigation, damages, charges, fines, penalties, or other costs imposed, levied, or assessed at any time by any federal, State, or local enforcement agency for any environmental damage or violation of law caused by or resulting from their respective Property's connection to the force main. The Owners shall indemnify and hold the County harmless from and against all such claims, actions, suits, damages, losses, or expenses, of any kind, nature, or description whatsoever.

SECTION TWELVE: This Resolution shall not modify, excuse, or supersede any other requirements for ongoing compliance with all applicable federal, State, and local statutes, ordinances, rules, or regulations, including without limitation all conditions and requirements of all permits and approvals necessary for connection to the force main.

SECTION THIRTEEN: This Resolution shall take effect immediately upon the date of its adoption.

Existing Sewer Service Area
Goose Neck Road



Proposed Sewer Service Area
Goose Neck Road



Talbot County Public Works
September 9, 2026

Exhibit A

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 398 having been published, a public hearing was held on Tuesday, October 13, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: **October 27, 2026 *AS AMENDED***

By Order: Susan W. Moran
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Lesher	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **October 27, 2026**